153.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,700 / 859,700
					USE VALUE:	859,700 / 859,700
					ASSESSED:	859,700 / 859,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZGERALD MARK F/ETAL
Owner 2:	FITZGERALD APRIL S
Owner 3:	
Street 1:	310 MAIN ST
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 1843 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6060.000	373,200	5,100	481,400	859,700
Total Card	0.139	373,200	5,100	481,400	859,700
Total Parcel	0.139	373,200	5,100	481,400	859,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.42 /Parcel: 466.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101614

GIS Ref

GIS Ref

Insp Date 04/19/18

!12002!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	373,200	5100	6,060.	481,400	859,700		Year end	12/23/2021
2021	101	FV	362,200	5100	6,060.	481,400	848,700		Year End Roll	12/10/2020
2020	101	FV	362,100	5100	6,060.	481,400	848,600	848,600	Year End Roll	12/18/2019
2019	101	FV	277,500	5100	6,060.	451,300	733,900	733,900	Year End Roll	1/3/2019
2018	101	FV	277,500	5100	6,060.	373,100	655,700	655,700	Year End Roll	12/20/2017
2017	101	FV	277,500	5100	6,060.	343,000	625,600	625,600	Year End Roll	1/3/2017
2016	101	FV	277,500	5100	6,060.	312,900	595,500	595,500	Year End	1/4/2016
2015	101	FV	270,900	5100	6,060.	306,900	582,900	582,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:38:30

LAST REV

Date	Time
10/18/18	16:12:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12002

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1171-189		5/28/1997		268,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2012	136	Redo Kit	21,900					new kit cabinets,

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	Mail Update	MM	Mary M
4/19/2018	MEAS&NOTICE	HS	Hanne S
5/29/2012	Info Fm Prmt	MM	Mary M
12/1/2008	Meas/Inspect	189	PATRIOT
11/17/2008	Meas/Inspect	355	PATRIOT
11/22/1999	Meas/Inspect	272	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101614
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6060		Sq. Ft.	Site		0	80.	0.99	9									481,440						481,400	

Total AC/HA:	0.13912	Total SF/SM:	6060	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	481,440	Spl Credit		Total:	481,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	1.00989902
Adj $ / SQ:	175.083
Other Features:	89500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458498
Depreciation:	85281
Depreciated Total:	373217

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

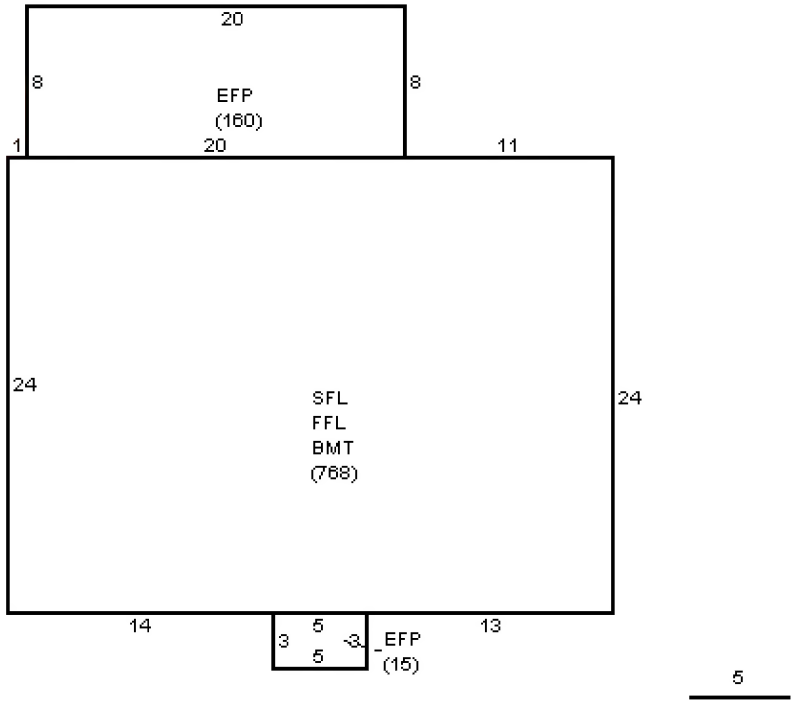
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.59
Special Features:	0	Val/Su Net:	150.54
Final Total:	373200	Val/Su SzAd	242.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	66.180	50,827
FFL	First Floor	768	175.080	134,464
SFL	Second Floor	768	175.080	134,464
EFP	Enclos Porch	175	43.210	7,561

Net Sketched Area:	2,479			Total:	327,316
Size Ad	1536	Gross Area	2479	FinArea	1843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1937	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc